

105.0

0004

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

906,900 / 906,900

USE VALUE:

906,900 / 906,900

ASSESSED:

906,900 / 906,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LONGMEADOW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRASSI ARMANDO & ANGELINA	
Owner 2:	
Owner 3:	

Street 1: 12 LONGMEADOW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BONANNO LUCIANO -

Owner 2: BONANNO NICOLETTA -

Street 1: 12 LONGMEADOW ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,370 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2531 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9370		Sq. Ft.	Site		0	70.	0.75	4									490,771						490,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9370.000	414,800	1,300	490,800	906,900			67590
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/13/18		

Total Card 0.21511 Entered Lot Size

Total Parcel 0.21511 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 358.39 /Parcel: 358.3 Land Unit Type:

Parcel ID 105.0-0004-0005.A

!8337!

USER DEFINED

Prior Id # 1: 67590

Prior Id # 2:

Prior Id # 3:

12/10/20 22:54:53

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

12/01/20 10:06:28

jorourke

8337

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

BONANNO LUCIANO 1383-44 5/3/2010 582,000 No No

KNIFFEN ROBERT 1187-9 5/1/1998 262,500 No No Y

BUILDING PERMITS

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

9/7/2001 624 Redo Bat 5,000 C REMODEL KIT/BATH.E

9/25/2000 759 Addition 10,000 O EXTEND HOUSE 10 FE

ACTIVITY INFORMATION

Date Result By Name

9/13/2018 MEAS&NOTICE CC Chris C

6/3/2009 Meas/Inspect 189 PATRIOT

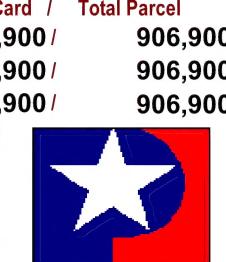
8/20/2001 Permit Visit PM Peter M

10/27/1999 Meas/Inspect 263 PATRIOT

12/1/1981 KM

Sign:

VERIFICATION OF VISIT NOT DATA



EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	6 - Ceramic Tile
Sec Floors:	4 - Carpet
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

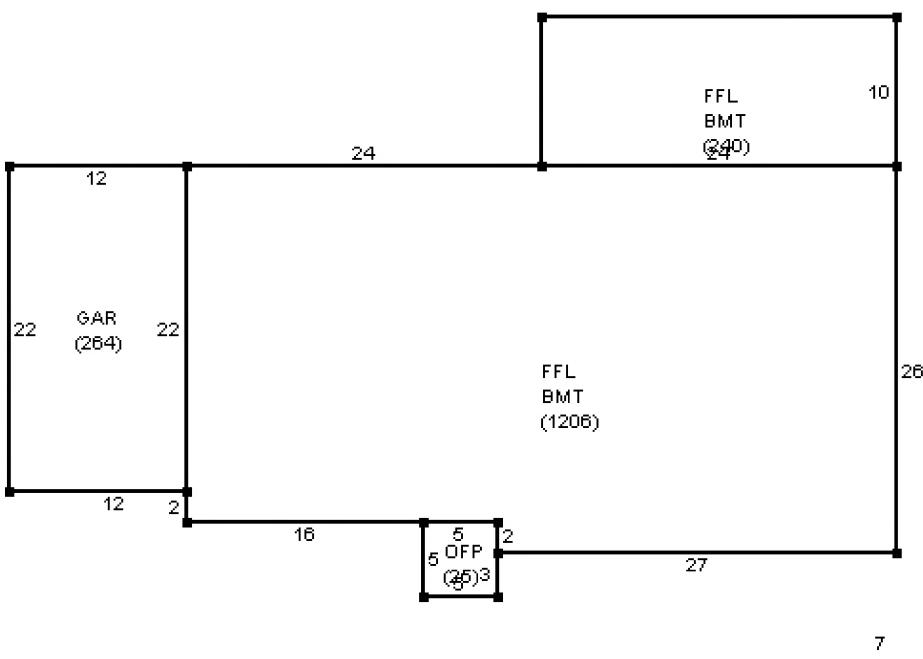
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	2	14X14	A	AV	1990	4.16	T	23.2	101			1,300			1,300
2	Frame Shed	D	Y	1	20X8	A	AV	1985	0.00	T	27.2	101						

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

COMMENTS

PDAS.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 9 BRs: 3 Baths: 1 HB	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			
Economic:			
Special:			
Override:			

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01499999
Adj \$ / SQ:	130.174
Other Features:	119538
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465008
Depreciation:	50221
Depreciated Total:	414787

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.19
Special Features:	0	Val/Su Net:	130.40
Final Total:	414800	Val/Su SzAd:	286.86

PARCEL ID

105.0-0004-0005.A

IMAGE**AssessPro Patriot Properties, Inc**